



Arlington Zoning Board of Appeals

Date: Tuesday, March 9, 2021
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Hearings

1. **Docket # 3651: 190-192 Mystic Valley Parkway**

Meeting Adjourn



Town of Arlington, Massachusetts

Docket # 3651: 190-192 Mystic Valley Parkway

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	ZBA_Package__190_- _192_Mystic_Valley_Parkway.pdf	ZBA Package, 190 - 192 Mystic Valley Parkway



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3 A of the Zoning Bylaws that there has been filed by **Nelson Oliveira** of Arlington, Massachusetts on February 6, 2021 a petition seeking permission to alter his property located at **190-192 Mystic Valley Parkway - Block Plan 041.0-0002-0007.0** Said petition would require a Special Permit under **Section 6.1.10 (A) Location of Parking Spaces** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening March 9, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3651

Zoning Board of Appeals
Christian Klein, RA, Chair

For information contact: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Nelson Oliveira
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria: 6.1.10 (A) Location of Parking Spaces

The Petitioner/Applicant states he/~~she/they~~ ~~is/are~~ the owner -
occupant of the land in Arlington located at 190 Mystic Valley Pkwy
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows: Location of the existing
Structure is close to the rear Property
Line, where The existing Driveway is
Located. a second driveway will allow the
Owners of Both units Sufficient
Off Street Parking. This will reduce vehicular
Congestion on the street, especially during
winter storms.

E-Mail: Nelsongrapuse@gmail.com Signed John Barrow PM Date: 12/22/20
Telephone 617-590-0068 Address 264 Salem St Medford 02155

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

Section 6.1.10 (A) Location of Parking
Spaces in Residential Districts

2). Describe how the requested use is essential or desirable to the public convenience or welfare.

A second driveway will accomodate families
with more than 1 vehicle. will reduce on
street parking, especially during snow storms.

3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

A second driveway will reduce vehicular
congestion on the street, allowing visitors as well
as the owners off street parking

4). Describe how the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The second driveway will
be configured so as to direct runoff onto
our property by means of swales and plantings

5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

While providing off street parking to both property
owners, the slope of the driveway and adjacent
plantings retain all runoff on the property.

6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The second driveway, if allowed, will fit into
the surrounding landscaping unobtrusively. also
the property directly opposite us on Park St. also
has 2 driveways.

7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The additional off street parking will be a plus to the neighborhood as it will reduce on street parking.

TOWN OF ARLINGTON
Dimensional and Parking Information
For application to The Zoning Board of Appeals

1. Property Location: 190 Maple Valley Rkw Zoning District: R-2
2. Present Use/Occupancy: 2 Family No. of dwelling units (if residential) _____
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Section 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: 3378
4. Proposed Use/Occupancy: R-2 No. of dwelling units (if residential) 2
5. Proposed Gross Floor Area (see definition of Gross Floor Area (GFA) in Section 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 4643

6. Lot size (sq. ft.)
7. Frontage (ft.)
8. Floor area ratio
9. Lot Coverage (%)
10. Lot Area per Dwelling Unit (Sq. ft.)
11. Front Yard Depth (ft.)
12. Left Side Yard Depth (ft.)
13. Right Side Yard Depth (ft.)
14. Rear Side Yard Depth (ft.)
15. Height (stories)
16. Height (ft.)
17. Landscaped Open Space (% of GFA)
Sq. ft. 1200
18. Usable Open Space (% of GFA)
Sq. ft. _____
19. Parking Spaces (number)
20. Parking area setbacks
21. Loading Spaces (if applicable)
22. Type of construction

Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6985	6985	min. 6000
114	114	min. 60
NA	NA	max. NA
20.6%	20.6%	max. 35%
NA	NA	min. NA
22'	22'	min. 20'
15'	15'	min. 10'
NA	NA	min. NA
15'	15'	min. 10'
2.5	2.5	max. 2.5
34.2	34.2	max. 35
1000	1000	min. 10%
1200	0	min. 30%
1	2	min. 2
NA	NA	min.
		min.
5	5	

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 190 Mystic Valley Pkwy

Zoning District R-2

OPEN SPACE

Total lot area

EXISTING

6985

PROPOSED

6985

Open Space (Usable)*

3968

3232

Open Space (Landscaped)

2580

2580

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

Accessory building

N/A

N/A

Basement or cellar (>5' excluding mechanical area)

1016

1276

1st Floor

1016

1335

2nd Floor

1016

1381

3rd Floor

0

-

4th Floor

0

-

5th Floor

0

-

Attic (>7'3" in height, excluding elevator, mechanical)

330

651

Parking garages (except as used for accessory

Parking garages or off street loading purposes)

N/A

-

All weather habitable porches and balconies

0

-

Total Gross Floor Area (GFA)

3378

4643

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA

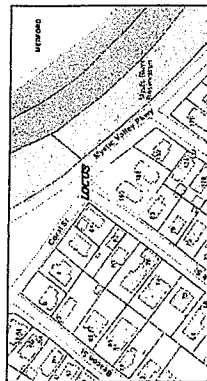
1469 - 30%

Proposed Landscaped Open Space Percent of GFA

490 - 10%

This worksheet applies to plans dated 8/4/2020 designed by Nelson Group

Reviewed by Inspectional Services _____ Date: _____



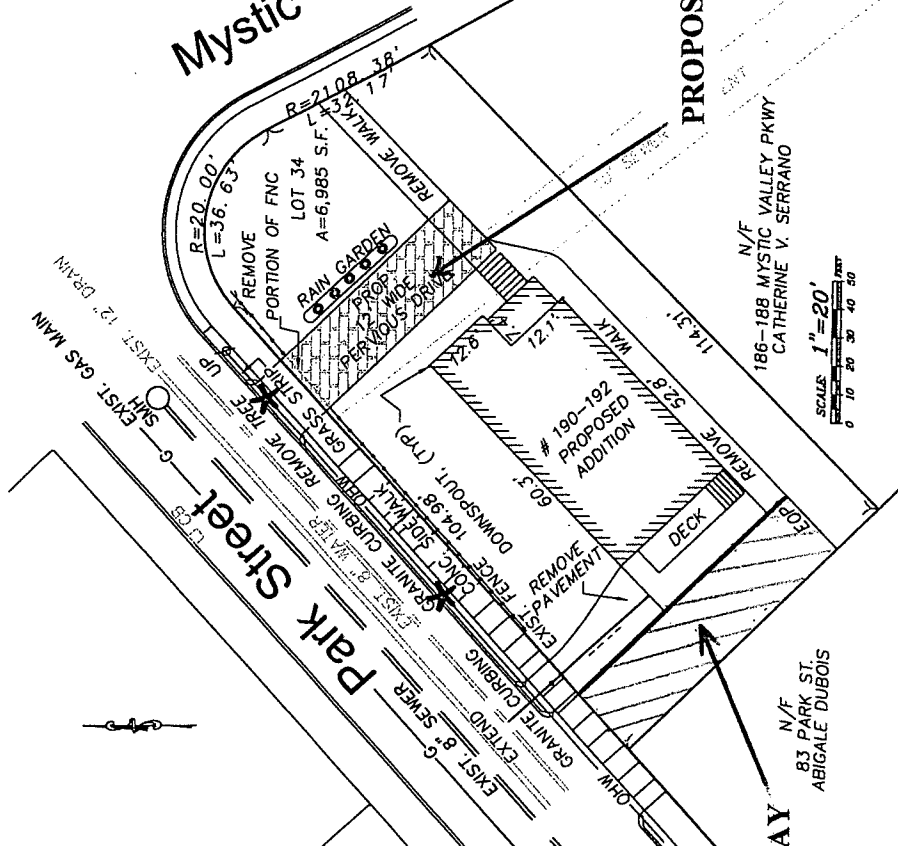
LOCUS PLAN NOT TO SCALE

NOTES:
1. CONTRACTOR TO PROVIDE RECOMMENDATIONS FOR CURBING, GRASS STRIP, AND MATERIALS OF CONSTRUCTION FOR THE PROPOSED DRIVEWAY AND TO BE REVIEWED FOR ANY
2. THE CONTRACTOR IS REQUIRED TO REMOVE ALL EXISTING IMPERVIOUS PAVEMENT ALONG THE DRIVEWAY TO BE REPAIRED.

Mystic Valley Parkway

PROPOSED SECOND DRIVEWAY

EXISTING DRIVEWAY



SCALE 1"=20'

SITE PLAN
190 MYSTIC VALLEY PARKWAY
ARLINGTON, MA
MIDDLESEX COUNTY
FOR
THE NELSON GROUP
264 SALEM ST.
MEDFORD, MA 02155

N/F OWNER
TRISTEN M. SIMON
190 MYSTIC VALLEY PARKWAY
ARLINGTON, MA 02474

IMPERVIOUS COVER CALCULATIONS

PROPOSED IMPERVIOUS ADDED
270 SF
EXISTING IMPERVIOUS TO BE REMOVED
700 SF
NET IMPERVIOUS DECREASE
430 SF

THE SITE IS NOT LOCATED IN A NATURAL HERITAGE ESTIMATED OF
THE SITE IS NOT LOCATED IN A DEP
GROUNDWATER OR SURFACE WATER PROTECTION DISTRICT.
THIS SITE FALLS WITHIN A FLOOD ZONE "X" AND
IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN
ON THE FLOOD INSURANCE RATE MAP DATED JUNE 1, 2002
AREA OR 500 FT OF A WATLAND RESOURCE
AREA OR 500 FT OF A WATLAND RESOURCE
AREA TO THE ARCHITECTURAL PLAN FOR BUILDING CONSTRUCTION
TO BE REVIEWED FOR ANY OTHER REQUIREMENTS
AND BUILDING STRATEGY INFORMATION.

ORDER OF RECORD
NO PROPERTY LIE
NOE: 1901 PACE 34 1840
DATE: 10/20/2008
PLAN: 0001 211 PLAN 34

PREPARED BY:
Anthony A. Esposito
Professional Engineer
SOUTH MEADOW VILLAGE
Unit 55-7
CARVER, MA 02330
508-389-4783
aesposito@esposito.com

JANUARY 13, 2020
SHEET 1 OF 2